GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Machilipatnam Urban Development Authority - Machilipatnam Municipality - Change of land use from Residential land use to Commercial land use to an extent of Ac.3.21 cents (in which 0.385 cents left for road widening and remaining area is 2.825 cents) in R.S.No.359/P in D.No.15/154, 155 at 1st Ward, Edepalli, & Machavaram of Machilipatnam Municipality as applied by Sri Jaldu Raja Visala Subba Rao – Draft Variation – Confirmation Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 409 **Dated: 20-12-2018**

Read the following:-

1. From the VC, MUDA, Lr.Roc.No.34/2018/MUDA/Planning, dt:14.06.2018.
2. Letter No.20021/29/H2/2018, dt:23.08.2018.
3. From the VC, MUDA, Lr.Roc.No.34/2018/MUDA/Planning, dt:01.10.2018.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Dept., dt:30.06.2012.
5. Govt. Memo No.20021/29/H2/2018, dt:26.10.2018.
6. Andhra Pradesh Gazette No.748, Part-I, dt:29.10.2018.
7. From the VC, MUDA, Lr.Roc.No.34/2018/MUDA/Planning, dt:12.12.2018.

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ORDER:

The draft variation to the land envisaged in Machilipatnam General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.748, Part-I, dt:29.10.2018. The Vice Chairman, Machilipatnam Urban Development Authority, Machilipatnam, in the reference 3rd read above has reported that, the Commissioner, Machilipatnam Municipality has informed that the applicant has paid total an amount of Rs.9,14,740/- (Rs.8,48,240/- vide Receipt No.TXNPP18083081678087, dt:30.08.2018 and Rs.65,000/- vide Cheque No.000006) towards development / conversion charges. The Vice Chairman, Machilipatnam Urban Development Authority, Machilipatnam in the reference 7th read above has also informed that the Commissioner, Machilipatnam Municipality has published the draft variation notification in two Daily News papers i.e., one in Praja Shakthi in Telugu version and one in The Times of India in English version on 02.11.2018. On publication of notification, no suggestions / objections received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 21.12.2018.

(**BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Vice Chairman, Machilipatnam Urban Development Authority, (MUDA), Machilipatnam, Krishna District.
The Commissioner, Machilipatnam Municipality, Machilipatnam, Krishna Dist.
Copy to:
The individual through the Commissioner, Machilipatnam Municipality, Machilipatnam, Krishna District.
The Director of Town and Country Planning, AP, Guntur.
The District Collector, Krishna District.
Sf

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Machilipatnam General Town Planning Scheme, the Master Plan sanctioned in G.O.No.291, MA., dated:25.07.2011 and proposed in exercise of the powers conferred by Section-15 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (AP Act No.5 of 2016).

VARIATION

The site in R.S.No.359/part & D.No.15/154, 155, 1st ward, Edepalli / Machavaram, Machilipatnam to an extent of Ac.2.825 cents or 11432.28 Sq.Mts. of Machilipatnam Town and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential Land use in the General Town Planning Scheme (Master plan) of Machilipatnam sanctioned in G.O.No.291, MA., Dated:25.07.2011 is now designated for Commercial land use by variation of change of land use based on the Municipal Council Resolution vide P.R.No.03/2018, dt:26.04.2018 and marked as “A, B, C, D” in the revised part proposed land use map G.T.P.No.2/2018/MUDA available in the Municipal Office, Machilipatnam town, **subject to the following conditions:**

1. The applicant shall handover the site affected in proposed 40’-0’’ wide Master Plan road on Southern side and proposed Master Plan road widening from 60’-0’’ wide to 80’-0’’ wide on Eastern side to the local body at free of cost through registered gift deed.
2. The applicant shall obtain prior necessary permission from the competent authority before taking up any development in the site.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Vacant site

East : Existing 17.06 mts wide road on eastern side which was proposed to 24 mts. (80’-0’’) wide Master Plan road

South : Proposed 40’-0’’ wide Master Plan road

West : Vacant site

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER